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## Resubmittal Required: Washington Main, ADU, city sewer (CUP-000165-2025)

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**Steve Fritz** <Steve.Fritz@como.gov>

Wed, Apr 16, 2025 at 2:35 PM

To: David Kunz <david.kunz@como.gov>

Cc: Michael Washington <mikewash10@gmail.com>

Good afternoon Gentlemen,

All that is needed for this site is a Significant Tree Inventory. Though zoned residential, the site is over an acre and will require a land disturbance permit which will need to include the Tree Preservation Plan. Please see the applicability and requirements from 29-4.4(g) below. Let me know if you have any questions.

(g) *Preservation of existing landscaping.*

- (1) *Applicability.* The standards of this subsection shall apply to all development and redevelopment on lots or parcels equal or greater than ten thousand (10,000) square feet in area and to all subdivisions approved after the effective date of this chapter. These standards do not apply to the construction of a single-family detached, single-family attached, or two-family residential structure. (See also [section 29-4.4\(i\)](#) (clearing of trees) for additional standards related to tree removal.)
- (3) *Significant trees.*
  - (i) Twenty-five (25) percent of significant trees shall be preserved during development or redevelopment. All vacant and undeveloped land and all property to be redeveloped, including additions and alterations that require a land disturbance permit, shall abide by this section. A "significant tree" means a tree that is not diseased, dying, or of a noxious invasive species and that is at least twenty (20) inches diameter at breast height (DBH) for a deciduous tree that is located outside of the tree preservation and stream buffer or utility easement.
  - (ii) When a significant tree is removed, the property owner shall replace such tree(s) on the lot as follows:
    - a. A significant deciduous tree that is removed shall be replaced by three (3) large to medium deciduous trees, each with a minimum size at planting of two (2) inches caliper.
    - b. A significant coniferous tree that is removed shall be replaced by two (2) coniferous trees, each with a minimum height at planting of eight (8) feet.
    - c. In lieu of planting replacement trees a payment of seven hundred fifty dollars (\$750.00) per tree can be paid to the City of Columbia right-of-way landscaping planting budget for planting of public street trees.
    - d. Replacement trees shall be maintained by the property owner for at least three (3) years.
  - (iii) *Exceptions.* Plants that create a public nuisance, as determined by the city arborist, are not protected by the provision of this section.

Thank you,

**Steve Fritz**

*City Arborist*

Community Development Department

**City of Columbia, MO**

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